

## Your landlord must give you at least this much time to vacate:

- Violation of Lease Agreement - 30 days
- Substantial Rehabilitation - 120 days
- Landlord's Immediate/Personal Use - 90 days
- Contract Purchaser's Personal Use - 90 days
- Discontinuance of Use as Rental Property - 180 days
- Demolition - 180 days
- Unsafe renovations or alterations - 120 days



## DCRA Mission:

The Department of Consumer and Regulatory Affairs protects the health, safety, economic interests and quality of life of residents, businesses and visitors in the District of Columbia by issuing licenses and permits, conducting inspections, enforcing building, housing, and safety codes, regulating land use and development, and providing consumer education and advocacy services.

DCRA

DEPARTMENT OF CONSUMER & REGULATORY AFFAIRS

DC Department of Consumer and  
Regulatory Affairs  
Housing Regulation Administration  
941 North Capitol St NE #7100  
Washington DC 20002

(202) 442-4400

[www.dkra.dc.gov](http://www.dkra.dc.gov)



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## RESIDENT'S GUIDE

## A Tenant's Guide to Eviction *Know your rights!*

Housing Regulation Administration

DCRA

DEPARTMENT OF CONSUMER & REGULATORY AFFAIRS

Building for the Future



## Eviction

### A Landlord May Seek to Evict a Tenant When:

- A tenant does not pay rent.
- A tenant violates the lease, doing something the lease says not to do, such as:
  - Overcrowding
  - Pets
  - Breaking the law
- The person is a squatter or trespasser.
- A landlord decides to:
  - Live in the unit him or herself
  - Stop using the property
  - Demolish the property
  - Substantially rehabilitate or alter and repair the property



**Your landlord cannot evict you if there is a forecast of 50% or more chance of snow or rain or temperatures below 32 degrees Fahrenheit for the next 24 hours.**

If your landlord gives you a notice to quit or vacate, you should go to court to defend yourself on the date in the order.

If you do not go to court on the date in the order, the Judge may grant a judgment for eviction and you will be evicted.

If you cannot go to court on that date, you must call the court before your case is called and ask for another date.

The address and phone numbers are:

**Superior Court of the  
District Of Columbia**  
Landlord and Tenant Branch  
409 E St NW  
Superior Court Building B  
(202) 879-4879

Your landlord must file the notice to vacate with the Rental Accommodations and Conversion Division (RACD).

The notice must:

- State that the property is registered.
- Give the reason for your eviction and the deadline.
- State your rights for relocation help.
- Give the address and phone number for the Rental Accommodation and Conversion Division (RACD).

**IF YOU BELIEVE THE NOTICE  
IS NOT ISSUED CORRECTLY,  
CONTACT THE RACD IMMEDIATELY  
AT (202) 442-4477.**

## A Guide to Free or Low Cost Legal Services

If you get an eviction notice, one of these offices may be able to help you:

### **DC Law Student in Court Program**

806 7th Street, NW, Suite 300  
Washington, DC 20001  
(202) 638-4798

### **Neighborhood Legal Services Program**

Southeast/Southwest  
1213 Good Hope Road, SE  
Washington, DC 20020  
(202) 678-2000

### **Neighborhood Legal Services Program**

Northwest/Northeast  
701 4th Street, NW  
Washington, DC 20001  
(202) 682-2700 (NW) – 1st floor  
(202) 682-2735 (NE) – 3rd floor

### **Bread for the City**

1525 7th Street, NW  
Washington, DC 20001  
(202) 265-2400

### **Legal Aid Society of the District of Columbia**

666 11th Street, NW, Suite 800  
Washington, DC 20001  
(202) 628-1161

### **Georgetown University**

#### **Harrison Institute for Public Law**

111 F Street, NW, Room 102  
Washington, DC 20001  
(202) 662-9600

### **George Washington University**

#### **Community Legal Clinic**

2000 G Street, NW, Suite 200  
Washington, DC 20052  
(202) 994-7463

### **The Catholic University of America**

#### **Columbus Community Legal Clinic**

3602 John McCormick Road, NE  
Washington, DC 20064  
(202) 319-6788